

## Main Road, Long Bennington NG23 5DJ



**GUIDE PRICE £475,000 to £500,000.** A stunning Grade II listed family home situated within the heart of this sought after village location. The property has been sympathetically restored and extended by the present owners and provides a wonderful eclectic mix of contemporary and traditional living with an abundance of original features. The accommodation includes two sitting rooms, a fabulous dining kitchen, three double bedrooms and three bathrooms. There is a garage, and gardens to the front and rear.

**Guide Price £475,000 to £500,000**





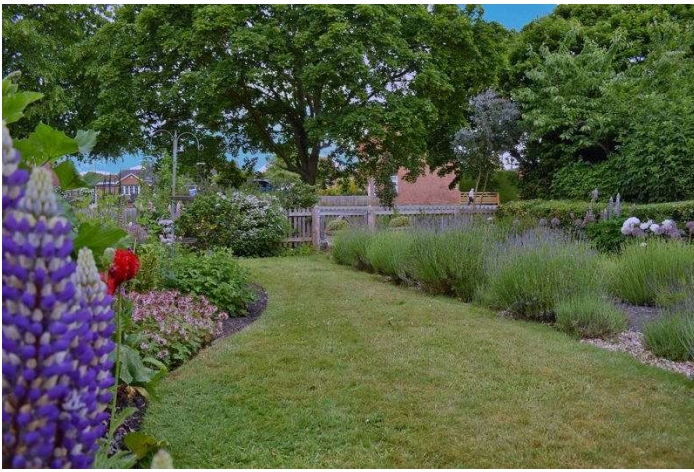












### Situation and Amenities

The highly sought after village of Long Bennington is well served with amenities including a Medical Centre, village hall, a Co-op convenience store and post office. The village has two public houses with restaurant facilities, Whittakers contemporary bar & restaurant, an award winning Indian takeaway, a wine bar/brasserie, a popular coffee house and a fish & chip shop. The village also has a sport pavilion with tennis courts and football fields. There is a quality nursery offering wrap around care, and a highly regarded primary school with catchment to the outstanding Grammar schools in Grantham with a free daily bus service, plus other excellent secondary schooling nearby. The village is bypassed by the A1 and located approximately equi-distant between the market towns of Grantham and Newark. THERE ARE DIRECT LINE RAIL CONNECTIONS FROM BOTH NEWARK AND GRANTHAM STATIONS TO LONDON KINGS CROSS WHICH TAKE FROM A LITTLE OVER AN HOUR.

### Accommodation

Upon entering the front door, this leads into:

### Reception Hallway

The reception hallway has a dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the sitting room and snug, and has a ceiling light point.

**Snug** 12' 6" x 12' 5" (3.81m x 3.78m)



This charming room has a sash window to the front elevation, a beamed ceiling and wall light points. The focal point of the snug is the feature brick fireplace with living flame gas fire inset. The room is enhanced with under-floor heating.

#### **Sitting Room** 13' 10" x 11' 10" (4.21m x 3.60m)

An excellent sized and well proportioned reception room with a sash window to the front elevation and wall light points. The sitting room has a feature fireplace with log burning stove inset, and to one side of the chimney breast are bespoke fitted storage cupboards. The room is full of character and charm having a stripped wooden floor and beamed ceiling. An opening leads through to the dining kitchen.

#### **Dining Kitchen** 23' 4" x 14' 2" (7.11m x 4.31m)

This wonderful dining kitchen is the heart of the home and is formed within the extended part of the property. There are windows, and bi-fold doors to the rear providing access out to the garden. The kitchen area is fitted with an excellent range of quality base and wall units, complemented with quartz work surfaces. There is a twin ceramic sink and an integrated dishwasher. The electric Range cooker with induction hob is also included within the sale. Within the central island is a breakfast bar and further storage space. In addition there is space for an American style fridge/freezer, the one in-situ is available by separate negotiation. The dining kitchen has a high gloss ceramic tiled floor with under-floor heating, recessed ceiling spotlights and a pendant light over the dining area. The room is of sufficient size to comfortably accommodate both dining and occasional furniture. From here a doorway leads to the understairs storage cupboard, and a further doorway leads to the rear hallway and ground floor shower.

#### **Open Plan Rear Hallway and Shower Room**

The rear hallway has a door leading out to the garden and two useful fitted storage cupboards, one of which houses the central heating boiler and has space and plumbing for a washing machine. The rear hallway is open plan to the ground floor shower room which is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and WC. The entire room is complemented with a ceramic tiled floor with under-floor heating, and ceramic tiling to the walls around the shower area. There are two Velux skylight windows, recessed ceiling spotlights and a heated towel rail.

#### **First Floor Landing**

The dogleg staircase rises from the reception hallway to a half landing where it splits to the master bedroom and bathroom, and to the two front bedrooms. The landing has a window to the front elevation and a Velux skylight window to the rear.

#### **Bedroom One** 14' 0" x 11' 7" (4.26m x 3.53m)

An excellent sized double bedroom with a contemporary Juliette balcony to the rear elevation enjoying views across the garden. The bedroom has a high vaulted ceiling, a ceiling light point and a radiator. A door leads into the en-suite shower room.

#### **En-suite Shower Room** 8' 0" x 4' 5" (2.44m x 1.35m)

The en-suite is fitted with a walk-in shower cubicle with mains shower and wet room drainage, contemporary vanity stand with wash basin on set, and a WC. The room is enhanced with ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

#### **Bedroom Two** 12' 6" x 10' 7" (3.81m x 3.22m) (excluding wardrobes)

A further double bedroom having a sash window to the front elevation and three fitted double wardrobes. The room has exposed floorboards, a ceiling light point and a radiator.

#### **Bedroom Three** 13' 9" x 12' 1" (4.19m x 3.68m)

Bedroom three is also an excellent sized double and has dual aspect windows to the front and rear elevations. The room has twin fitted double wardrobes, a ceiling light point and a radiator.

#### **Family Bathroom** 14' 1" x 8' 4" (4.29m x 2.54m) (at widest points)

This beautifully appointed bathroom has two windows to the side elevation and is fitted with a contemporary roll top bath with shower mixer tap attachment, large vanity unit with wash hand basin on set and storage beneath, and a WC. The bathroom has recessed ceiling spotlights, wall light points, part ceramic tiling to the walls, an extractor fan and a heated towel rail.

#### **Outside**

To the front of the property is a delightful landscaped garden and a footpath leading towards Main Road. The garden comprises two shaped lawns edged with borders containing a vast array of mature shrubs, plants and flowers.

#### **Rear Garden**

Shared gated access leads to the rear garden which is tiered in design and enjoys a high degree of privacy. The garden has been beautifully landscaped and comprises a lawn edged with well stocked borders containing a variety of mature shrubs and plants. On the upper tier there is a sizeable patio area and this is ideal for outdoor seating and entertaining. Once again this contains an abundance of mature shrubs, plants and trees.

#### **Garage** 18' 7" x 12' 7" (5.66m x 3.83m)

The garage has an up and over door to the front elevation and a personnel door to the side. The garage is equipped with both power and lighting.

#### **Council Tax**

The property is in Band C.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

South Kesteven District Council, Lincolnshire,

### **Possession/Tenure**

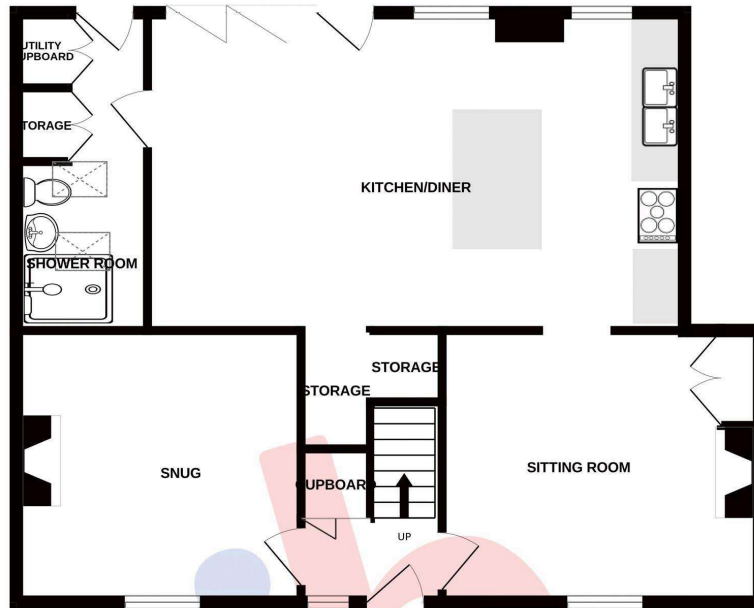
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

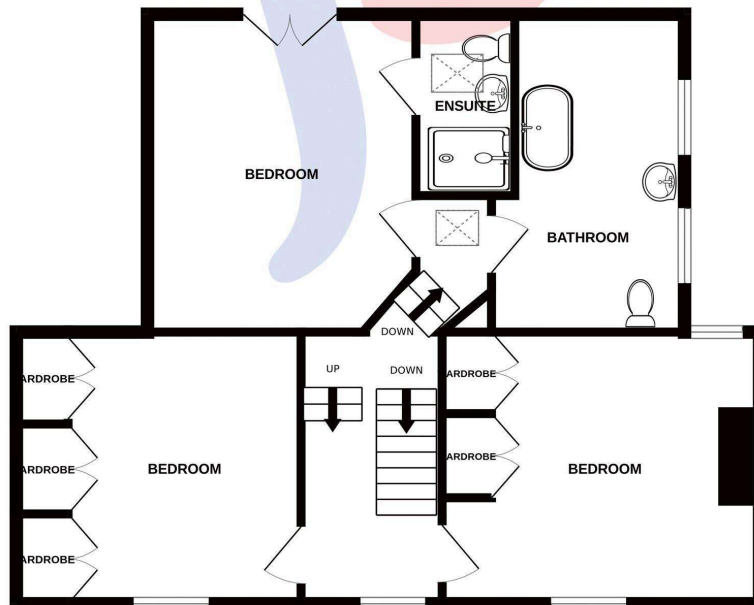
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007349 02 June 2025

GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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